

City Council
Atlanta, Georgia

03-0 -1083

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-18
6-10-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-08.005(1)(j) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Recreation Center** is hereby approved. Said use is granted to **YMCA of Metropolitan Atlanta, Inc.** and is to be located at **1650 Pryor Road, S.W. (aka 158 Meldon Avenue, S.W.)** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **72** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

87.9

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72 OF THE 14TH DISTRICT OF FULTON COUNTY, (CITY OF ATLANTA) GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR AND SURVEYOR'S CAP SET AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT OF WAY LINE OF BENJAMIN BICKERS DRIVE (A.K.A. CAPITOL AVENUE) (APPARENT 50 FOOT TOTAL RIGHT OF WAY WIDTH, 25 FEET WEST OF CENTERLINE AT THIS POINT) AND THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE (APPARENT 80 FOOT TOTAL RIGHT OF WAY WIDTH).

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE, NORTH 87 DEGREES 35 MINUTES 30 SECONDS WEST, 5.00 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE REQUIRED WESTERLY RIGHT OF WAY LINE OF BENJAMIN BICKERS DRIVE (30 FEET WEST OF CENTERLINE AT THIS POINT) AND THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE, NORTH 87 DEGREES 35 MINUTES 30 SECONDS WEST, 82.50 FEET TO A POINT.

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ON AN ARC OF A CURVE TO THE RIGHT 532.51 FEET (SAID CURVE HAVING A RADIUS OF 983.00 FEET AND A CHORD OF NORTH 72 DEGREES 04 MINUTES 21 SECONDS WEST, 526.02 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE AND THE PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET (80' TOTAL RIGHT OF WAY WIDTH), SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET SOUTH 27 DEGREES 13 MINUTES 47 SECONDS WEST, 28.13 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE LEFT 50.09 FEET (SAID CURVE HAVING A RADIUS OF 180.00 FEET AND A CHORD OF SOUTH 18 DEGREES 15 MINUTES 43 SECONDS WEST, 49.88 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET SOUTH 08 DEGREES 28 MINUTES 30 SECONDS WEST, 72.07 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE RIGHT 210.14 FEET (SAID CURVE HAVING A RADIUS OF 239.68 FEET AND A CHORD OF SOUTH 29 DEGREES 58 MINUTES 58 SECONDS WEST, 203.48 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET SOUTH 55 DEGREES 05 MINUTES 04 SECONDS WEST, 193.72 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE LEFT 89.77 FEET (SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF SOUTH 46 DEGREES 30 MINUTES 44 SECONDS WEST, 89.43 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET SOUTH 37 DEGREES 56 MINUTES 23 SECONDS WEST, 128.09 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET ON AN ARC OF A CURVE TO THE LEFT 97.13 FEET (SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CHORD OF SOUTH 24 DEGREES 21 MINUTES 58 SECONDS WEST, 96.23 FEET) TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE LEAVING SAID PROPOSED WESTERLY RIGHT OF WAY LINE OF FUTURE RELOCATED TROUP STREET NORTH 79 DEGREES 12 MINUTES 28 SECONDS WEST, 39.35 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE SOUTH 58 DEGREES 43 MINUTES 29 SECONDS WEST, 143.90 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE NORTH 87 DEGREES 29 MINUTES 37 SECONDS WEST, 140.75 FEET TO A POINT AT THE CENTERLINE OF SOUTH RIVER.

THENCE ALONG THE CENTERLINE OF SOUTH RIVER THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 37 DEGREES 04 MINUTES 37 SECONDS WEST, 45.48 FEET TO A POINT.
2. ALONG AN ARC OF A CURVE TO THE LEFT 78.60 FEET (SAID CURVE HAVING A RADIUS OF 187.84 FEET AND A CHORD OF NORTH 51 DEGREES 25 MINUTES 51 SECONDS WEST, 78.03 FEET) TO A POINT.

THENCE CONTINUING ALONG THE CENTERLINE OF SOUTH RIVER, NORTH 89 DEGREES 08 MINUTES 47 SECONDS WEST, 104.49 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF SOUTH RIVER (AS SUCH CENTERLINE IS PRESENTLY LOCATED) AND THE EASTERLY RIGHT OF WAY LINE OF PRYOR ROAD (APPARENT VARIABLE RIGHT OF WAY WIDTH), SAID POINT BEING 27.5 FEET EAST OF THE CENTERLINE OF PRYOR ROAD.

THENCE LEAVING THE CENTERLINE OF SOUTH RIVER, ALONG THE EASTERLY RIGHT OF WAY LINE OF PRYOR ROAD NORTH 02 DEGREES 46 MINUTES 36 SECONDS EAST, 623.86 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF PRYOR ROAD SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 567.07 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE SOUTH 35 DEGREES 18 MINUTES 10 SECONDS EAST, 32.89 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE NORTH 54 DEGREES 43 MINUTES 50 SECONDS EAST, 195.36 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET.

THENCE NORTH 33 DEGREES 17 MINUTES 12 SECONDS EAST, 49.44 FEET TO A 1/2" REBAR AND SURVEYOR'S CAP SET ON THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE.

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ON AN ARC OF A CURVE TO THE RIGHT 10.37 FEET (SAID CURVE HAVING A RADIUS OF 678.50 FEET AND A CHORD OF SOUTH 55 DEGREES 51 MINUTES 27 SECONDS EAST, 10.37 FEET) TO A POINT.

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE SOUTH 55 DEGREES 25 MINUTES 11 SECONDS EAST, 151.18 FEET TO A POINT.

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MELDON AVENUE ON AN ARC OF A CURVE TO THE LEFT 19.45 FEET (SAID CURVE HAVING A RADIUS OF 983.00 FEET AND A CHORD OF SOUTH 55 DEGREES 59 MINUTES 11 SECONDS EAST, 19.45 FEET) TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 11.8809 ACRES (521,888 SQUARE FEET).

U-03-18